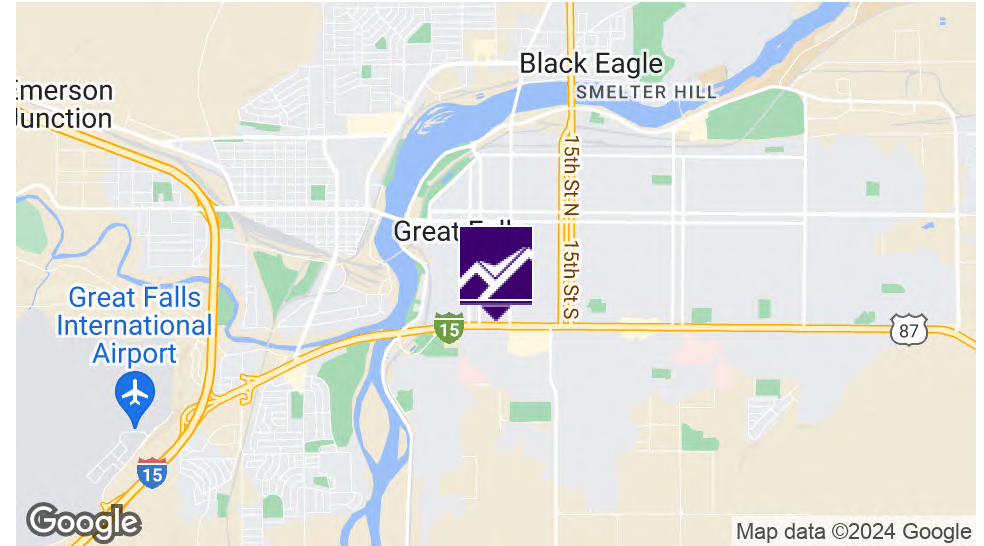


# 721

## FORMER NOVCO AUTO BUILDING

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$875,000
Building Size:	13,924 SF
Number of Units:	1
Price / SF:	\$62.84
Year Built:	1957
Zoning:	City C2-General Commercial
Market:	North Central Montana
Submarket:	Great Falls
Traffic Count:	31,974

### PROPERTY OVERVIEW

Prime high visibility location on 10th Avenue South / Significant national retail co-tenancy nearby / 2 Blocks from Holiday Village Regional Mall / Among the highest traffic counts in the state of Montana / Access to full phase traffic signal / Multiple options for redevelopment opportunities for raising the building or working with the existing structure / Layout options for providing excellent parking and traffic circulation / 20' wall height provides additional redevelopment options / Main Building Shell = 9,600 SF

### PROPERTY HIGHLIGHTS

- High Traffic / High Visibility
- Alley Access to Traffic Signal
- Significant National Co-Tenancy Nearby
- Multiple Redevelopment Options
- Seller Financing Available



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10TH AVENUE SOUTH, GREAT FALLS, MT 59405

PROPERTY DETAILS

Sale Price

**\$875,000**

### LOCATION INFORMATION

Building Name	Former Novco Auto Building
Street Address	721 10th Avenue South
City, State, Zip	Great Falls, MT 59405
County	Cascade
Market	North Central Montana
Sub-market	Great Falls
Cross-Streets	8th Street South / 10th Avenue South
Township	20 North
Range	03 East
Section	12
Side of the Street	North
Road Type	Paved
Market Type	Medium
Nearest Highway	Interstate 15
Nearest Airport	Great Falls International

### BUILDING INFORMATION

Building Size	(Currently partial 2 level) 13,924 SF
Ceiling Height	20 ft
Year Built	1957
Exterior Walls	Concrete Block

### PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	City C2-General Commercial
APN #	0000276600
Lot Size	24,750 SF
Lot Frontage	165 ft
Lot Depth	150 ft
Corner Property	Yes
Traffic Count	31974
Traffic Count Street	10th Avenue South
Traffic Count Frontage	165 ft
Property Taxes (2023 Annual)	\$14,776
Amenities	High Traffic / High Visibility Alley Access to Traffic Signal Significant National Co-Tenancy Multiple Redevelopment Options

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Lot / Surface

### UTILITIES & AMENITIES

Natural Gas	Yes
City Water & Sewer	
Alley Access	



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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MARKET LOCATION MAP



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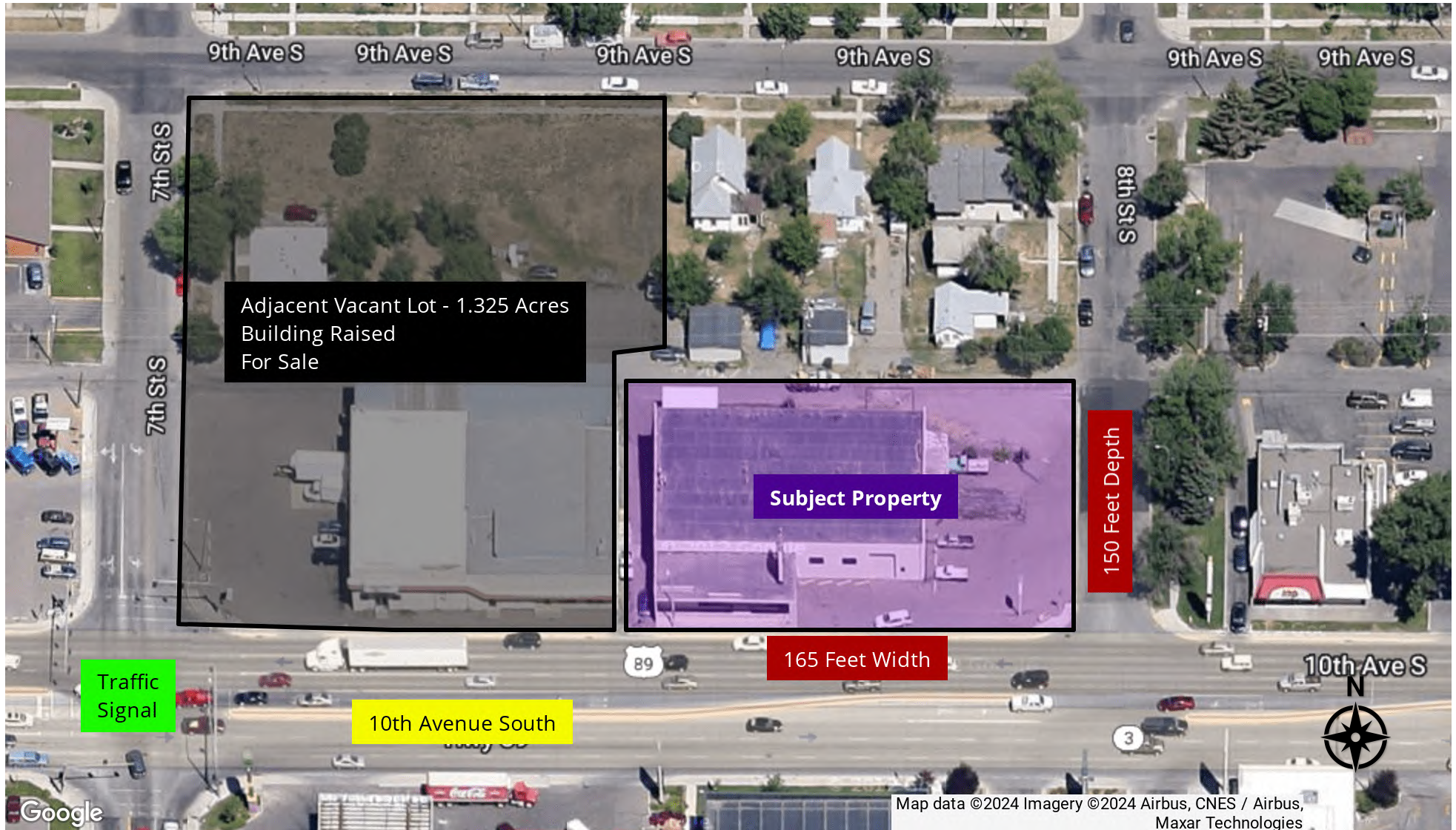


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## FORMER NOVCO AUTO BUILDING

10TH AVENUE SOUTH, GREAT FALLS, MT 59405

SITE AERIAL MAP



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RETAILER MAP



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## FORMER NOVCO AUTO BUILDING

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REDEVELOPMENT OPTIONS



### RE-DEVELOPMENT OPTION 1

#### CLEAR THE SITE

Raise the existing building and construct a new building on the site.

### RE-DEVELOPMENT OPTION 2

#### REMODEL MAIN BUILDING SHELL

Remove the office/retail addition on the front of the building and remodel the main building shell which is 80' deep x 120' wide for a total of 9,600 SF.

The existing post/beam construction of the main building shell has three (3) north/south bays of 40' each.

There is potential to divide the building and/or remove a bay to allow for additional parking and traffic circulation.

### RE-DEVELOPMENT OPTION 3

#### REMODEL EXISTING STRUCTURE

Remodel the existing building including the main building shell and add on retail office area.



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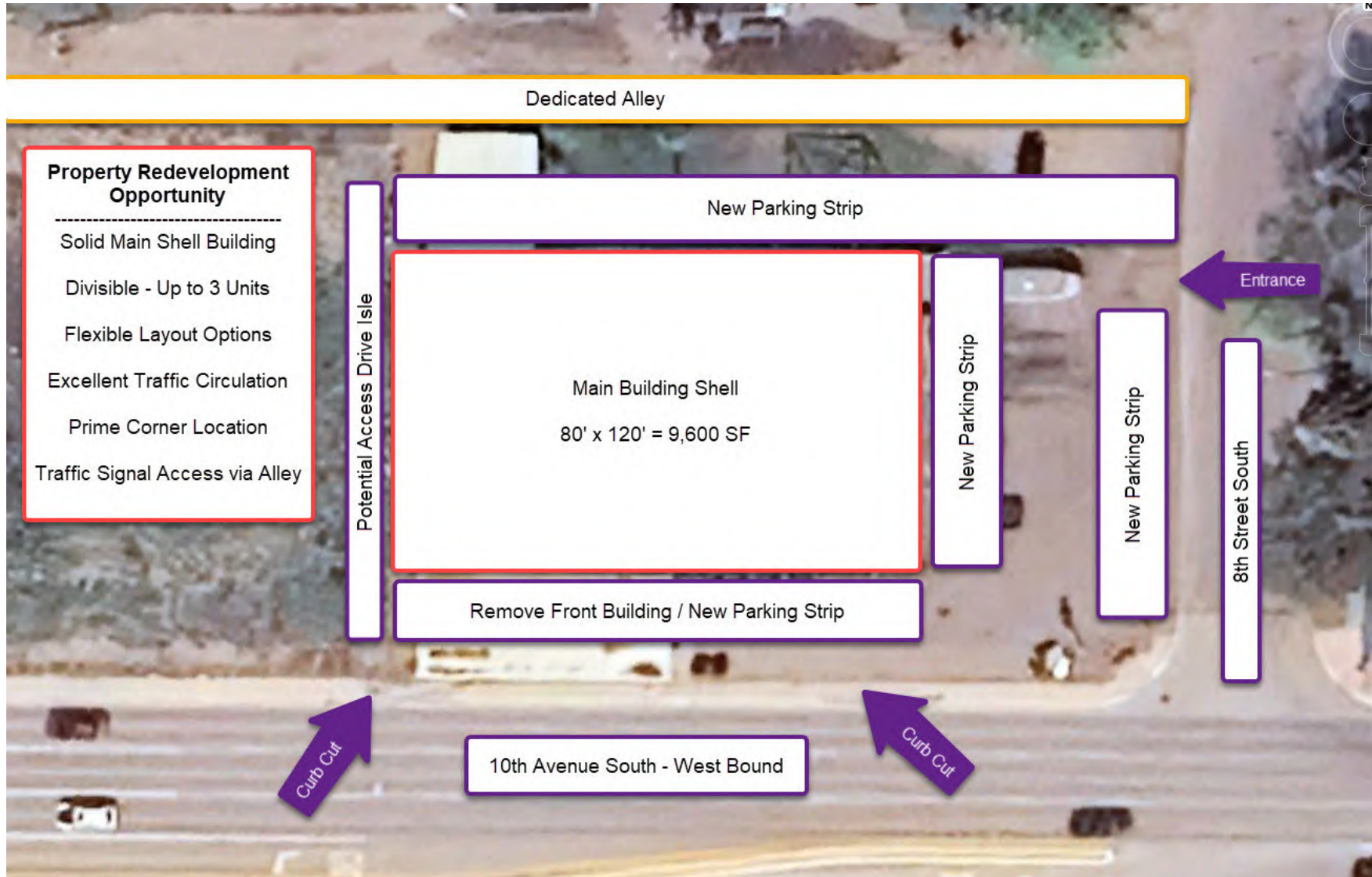


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REDEVELOPMENT SITE PLAN



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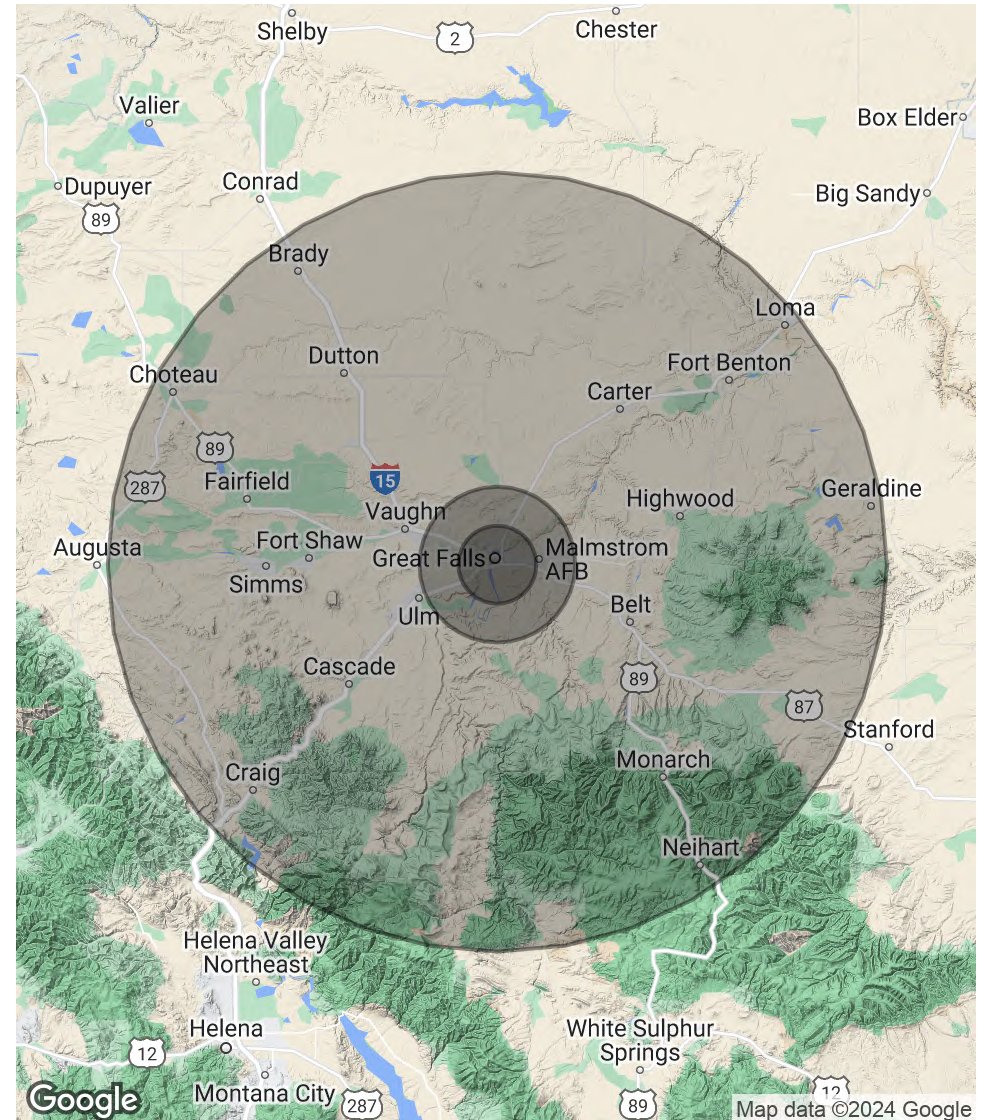
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	50 MILES
Total Population	65,898	71,161	91,249
Average Age	38.8	38.7	40.5
Average Age (Male)	37.8	37.8	39.5
Average Age (Female)	40.1	40.0	41.8

HOUSEHOLDS & INCOME	5 MILES	10 MILES	50 MILES
Total Households	31,165	33,137	44,431
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$61,687	\$63,037	\$61,195
Average House Value	\$174,022	\$178,091	\$184,754

2020 American Community Survey (ACS)



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BIO - MARK MACEK



### MARK MACEK - MBA, CCIM

President / Broker

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**Direct:** 406.282.0240 | **Cell:** 406.788.3189

MT #RRE-BRO-LIC-6296

### PROFESSIONAL BACKGROUND

Mark Macek has been in the commercial real estate business since 1989 and has been involved in brokerage, investment, development, property management and consulting. He represents local, regional and national clients in the northwest region of the U.S. specializing in major Montana markets.

Mark has achieved the coveted CCIM Designation held by less than 6% of practicing commercial real estate professionals. He served as International President of the CCIM Institute in 2015. The CCIM Institute has over 12,000 members in 30 countries.

### EDUCATION

Masters of Business Administration (MBA) – University of Montana

Bachelor of Science (BS) – Construction Engineering – Montana State University

CCIM Designation

### MEMBERSHIPS

CCIM Institute - Past International President (2015)

ICSC - International Council of Shopping Centers - Member

Leadership Montana - Program Graduate 2018

Great Falls Development Authority - Past Chairman 2021-2023

National Association of REALTORS - Past State President / Past National Leadership Team Member

Great Falls Chamber of Commerce - Past Chairman of the Board

Rotary



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